176.0	0004	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	710,800 /	710,800
USE VALUE:	710,800 /	710,800
ASSESSED:	710,800 /	710,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PERTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YING BO & LI CHAN JUAN
Owner 2:	
Owner 3:	
Street 1:	6 PERTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OQUINN BERNARD L & JEAN M -
Owner 2:	TRUSTEES/6 PERTH RD TRUST -
Street 1:	6 PERTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6106.000	287,200	1,400	422,200	710,800
Total Card	0.140	287,200	1,400	422,200	710,800
Total Parcel	0.140	287,200	1,400	422,200	710,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.40 | /Parcel: 457.40

Legal Description

User Acct	118278
GIS Ref	
GIS Ref	
Insp Date	06/21/18
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 176.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,200	1400	6,106.	422,200	710,800		Year end	12/23/2021
2021	101	FV	277,300	1400	6,106.	422,200	700,900		Year End Roll	12/10/2020
2020	101	FV	277,300	1400	6,106.	422,200	700,900	700,900	Year End Roll	12/18/2019
2019	101	FV	222,800	1400	6,106.	416,200	640,400	640,400	Year End Roll	1/3/2019
2018	101	FV	222,800	0	6,106.	319,700	542,500	542,500	Year End Roll	12/20/2017
2017	101	FV	222,800	0	6,106.	301,600	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	222,800	0	6,106.	277,500	500,300	500,300	Year End	1/4/2016
2015	101	FV	209,100	0	6,106.	259,400	468,500	468,500	Year End Roll	12/11/2014

!13750!

PRINT

Date	Time
12/30/21	17:41:09

LAST REV

Date	Time
07/10/18	11:00:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OQUINN BERNARD	64528-74		11/18/2014		525,500	No	No		
OQUINN BERNARD	28433-413		4/10/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	118278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2008	904	Manual	3,800					replace door

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
1/4/2000	Meas/Inspect	276	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6106		Sq. Ft.	Site		0	70.	0.99	6									422,227						422,200	

Total AC/HA:	0.14017	Total SF/SM:	6106	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,227	Spl Credit		Total: 422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32567573
Const Adj.:	1.00188005
Adj $ / SQ:	146.098
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352787
Depreciation:	65618
Depreciated Total:	287169

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

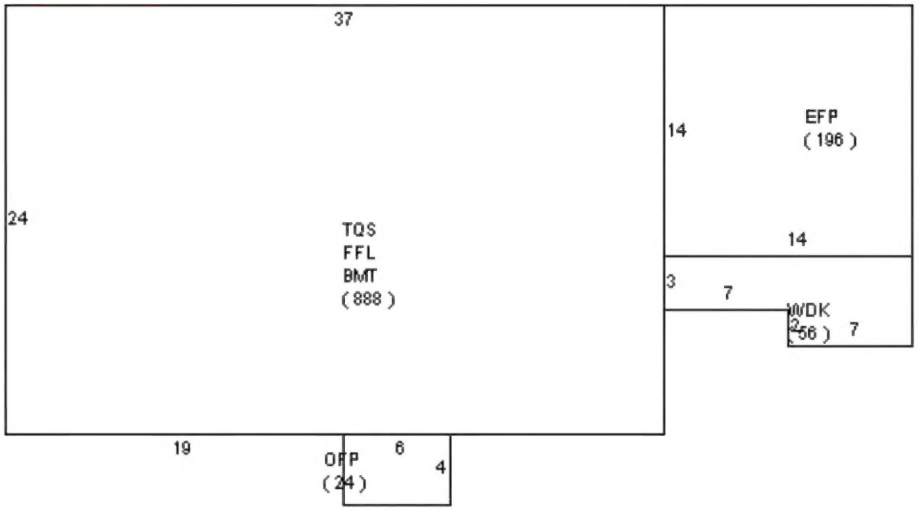
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.10
Special Features:	0	Val/Su Net:	105.67
Final Total:	287200	Val/Su SzAd	184.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	43.830	38,921
FFL	First Floor	888	146.100	129,735
TQS	3/4 Story	666	146.100	97,302
EFP	Enclos Porch	196	41.190	8,074
WDK	Deck	56	16.030	898
OFP	Open Porch	24	44.080	1,058

Net Sketched Area:	2,718			Total:	275,988
Size Ad	1554	Gross Area	2940	FinArea	1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X24	A	AV	2010	3.03	T	7.2	101			1,400			1,400

More: N	Total Yard Items:	1,400	Total Special Featues:		Total: 1,400